



TO: Residents of the Town of Munster

FROM: The Town Manager

SUBJECT: Centennial Park Clubhouse Status

DATE: November 2, 2021

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**Why are you closing the building?**

The west side of building moved in a sudden and unpredicted manner that could impact public safety.

**But I saw shoring on the outside of the walls and people going in and out?**

That is true. The Town engaged Chicago Scaffolding to install temporary shoring designed by our structural experts at Wiss, Janney, Elster (WJE) on the north wall. This temporary shoring will guarantee the structural integrity of the building for at least 30 days.

**What happens after 30 days of shoring?**

WJE is advising us if additional shoring can extend the use. However, the Main Hall will likely be closed to events until a more permanent fix to the building has been determined.

**What do you mean the Main Hall will be closed, what about the rest of the building?**

Because of the way the building is constructed, there may be a way to shore the structure and use the eastside of the building safely. This includes the golf pro-shop and the View. For now though, no one is using the building.

**Did you cancelled all the events that were going to be held before November 22<sup>nd</sup>?**

We did. Unfortunately, we had to call off those events because we learned that our insurance coverage exposed the Town and our scheduled guests to an unacceptable amount of liability.

**So, no one is going in the building at all?**

Our structural experts at WJE and our legal team are working on potential solutions. If there are no solutions that can guarantee the safety of our staff and guests, the building will be closed indefinitely.

**Hasn't the building been moving for a long time?**

There was movement previously, but it stopped for a period of time. We've been monitoring this since 2016.

**But you didn't close it back then, why not?**

Until now, the building was safe for use. Now that the movement has increased and additional structural defects have been identified, continued use poses a public safety risk.

**Why is all this happening, anyway?**

The building was not constructed to specifications and best practices were not used. We have filed a lawsuit to recover money for the Town.

**The Town should never have built on the dump – everyone knew that this would happen.**

Engineers said it could be built there. The contractors also did not build the building as specified.



**So, whose fault is this?**

The Town is currently pursuing legal action against the general contractor (Larson Danielson), its subcontractor (Illiana Remedial), and K&S Engineering, over construction and contractual failures that impact the clubhouse and amphitheater at Centennial Park.

**Will there be golf next year?**

Yes. We are looking at intermediate solutions that might allow us to use the eastside of the building while guaranteeing the safety of our employees and guests. If no solution is identified, we will arrange for interim office space to be installed so that golf operations can continue.

**Does insurance cover any of this?**

No.

**What about the people that work there?**

All golf staff will remain employed by Indigo Golf, the management company that is responsible for the day-to-day management of the golf course and events in the building. All Town staff will remain employed by the Town.

**Can I still go to the Park?**

Yes.

**What will happen to the building?**

We don't know. The Town is determining whether it can be fixed or would need to be rebuilt.